



## Board of Zoning Appeals

Chairwoman  
**Catherine M. Doyle**

Vice Chairman  
**Henry Szymanski**

Members  
**Martin E. Kohler**  
**Jose L. Dominguez, Jr.**  
**Jewel Currie**

Alternates  
**Karen D. Dardy**

Secretary  
**Lindsey St. Arnold Bell**

## AGENDA

**November 13, 2014**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, November 13, 2014**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-A**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

### **4:00 p.m. Administrative Consent Agenda**

Items scheduled for approval on the Administrative Consent Agenda  
No oral testimony will be taken on these items.

<b><u>Item No.</u></b>	<b><u>Ald Dist</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
1	11th	33362 Special Use <i>Dismissal</i>	Guangfu Jia, Prospective Buyer  Request to occupy a portion of the premises as a bed and breakfast	3587 S. 41st St.
2	14th	33472 Dimensional Variance <i>Dismissal</i>	Thomas Scott McCartan, Property Owner  Request to construct an addition to the single-family dwelling that does not meet the minimum required rear yard setback and exceeds the allowed enlargement of gross floor area	3043 S. Shore Dr.

**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p align="center"><b><u>4:00 p.m. Administrative Consent Agenda (Continued)</u></b>  <u>Items scheduled for approval on the Administrative Consent Agenda</u>  <u>No oral testimony will be taken on these items.</u></p>				
3	15th	33002 Use Variance <i>Dismissal</i>	Jimmy Pate, Lessee  Request to occupy a portion of the premises as a contractor's shop	3918 W. Kisslich Pl.
<p align="center"><b><u>4:00 p.m. - Consent Agenda</u></b>  <u>Items Scheduled for approval on the Consent Agenda</u>  <u>No oral testimony will be taken on these items.</u></p> <p><i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.  If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i></p>				
4	10th	33408 Special Use	Mary C. McIntosh Survivor's Trust, Property Owner  Request to continue occupying the premises as a motor vehicle repair facility and car wash	555 S. 84th St.
5	11th	33460 Dimensional Variance	Clare Scheuerell, Property Owner  Request to construct an addition to the existing single-family dwelling that does not meet the minimum required side yard setback (required 6 ft. / proposed 4.5 ft.)	2910 S. 67th St.
6	11th	33483 Special Use	Scott Woeckener, Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	4266 S. 60th St.
7	12th	33392 Special Use	Gwanny'z World Child Care and Learning Center, Lessee  Request to increase the number of children from 30 to 40 per shift and increase the days of operation from Monday - Friday to Monday - Sunday, and to continue occupying the premises as a day care center for children infant - 12 years of age, operating 6:00 a.m. - midnight (this is a new operator)	1926 W. Arrow St.

**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>4:00 p.m. - Consent Agenda (Continued)</u></b>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
<i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i>				
<i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i>				
8	12th	33439 Dimensional Variance	Wisconsin Corporation of Seventh-Day Adventists, Property Owner  Request to continue occupying the premises as a permitted religious assembly hall that does not meet the minimum number of required parking spaces (required 22 / proposed 0)	1403 W. Hayes Av.
9	12th	33451 Special Use	Dimity Grabowski, Property Owner  Request to occupy the premises as a second-hand sales facility (will be operated in conjunction with the facility at 1017 W. Historic Mitchell St.)	1013 W. Historic Mitchell St.
10	12th	33487 Special Use	James Brown, Lessee  Request to continue occupying the premises as an indoor recreation facility	1236 W. Pierce St.
11	13th	32965 Special Use	Mohammad Khurram, Property Owner  Request to occupy a portion of the premises as a heavy motor vehicle rental facility	2012 W. College Av.
12	13th	33424 Special Use	Carstar, Lou's Auto Body, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility and auto body shop	3940 S. 13th St.
13	13th	33425 Special Use	Carstar, Lou's Auto Body, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility and auto body shop (parking used in conjunction with the facility at 3940 S. 13th St.)	3946 S. 13th St.

**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>4:00 p.m. - Consent Agenda (Continued)</u></b>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
<i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i>				
<i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i>				
14	13th	33440 Dimensional Variance	Clear Channel Outdoor, Other  Request to continue to allow an off-premise sign that does not meet the minimum distance between signs (required 500 ft. / proposed 440 ft.)	4350 S. 13th St.
15	15th	33416 Special Use	Next Chapter Living Center I, Lessee  Request to increase the number of occupants from 6 to 8 in the Board approved group home	2767 N. 16th St.
16	15th	33431 Special Use	Matt Talbot Recovery Services, Property Owner  Request to continue occupying the premises as a community living arrangement for 26 occupants	2613 W. North Av.
17	15th	33465 Special Use	Urban Ecology Center, Lessee  Request to occupy a portion of the premises as a community center	4145 W. Lisbon Av.
18	1st	33355 Special Use	Quantex Properties LLC, Property Owner  Request to occupy the premises as a rooming house for 40 occupants	5477 N. Hopkins St.
19	1st	33443 Special Use	V&J Foods Inc., Property Owner  Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility	4040 N. Green Bay Av.

**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>4:00 p.m. - Consent Agenda (Continued)</u></b>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
<i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i>				
<i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i>				
20	2nd	33419 Special Use	Abdul Motlani, Property Owner  Request to occupy the premises as a motor vehicle repair facility	7540 W. Fond Du Lac Av.
21	2nd	33480 Special Use	Lighthouse Youth Center, Lessee  Request to continue occupying the premises as a community center	5641 N. 68th St.
22	3rd	33456 Special Use/ Dimensional Variance	Pleasant Kafe LLC, Property Owner  Request to occupy the premises as a sit-down restaurant and allow a sign that exceeds the maximum allowed area	1600 N. Jackson St.
23	3rd	33457 Special Use	GatoCity LLC, Property Owner  Request to occupy the premises as a general office	610 E. Pleasant St.
24	5th	33449 Special Use	Little Hidden Treasures LLC, Lessee  Request to continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Friday 5:00 a.m. - 9:00 p.m. (this is a new operator)	9818 W. Sheridan Av.
25	5th	33489 Special Use	Jay Shambeau, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility	8522 W. Hampton Av.

**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>4:00 p.m. - Consent Agenda (Continued)</u></b>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
<i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i>				
<i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i>				
26	6th	33302 Dimensional Variance	Mt. Zion Church of God in Christ Wings of Glory, Property Owner  Request to continue occupying the premises as a permitted religious assembly hall that does not meet the minimum required number of parking spaces (required 29 / proposed 11)	2630 N. 6th St.
27	6th	33454 Special Use/ Dimensional Variance	Asma Hasan, Lessee  Request to continue occupying the premises as a currency exchange facility and to continue to allow a freestanding sign that exceeds the maximum allowed height (allowed 14 ft. / proposed 21 ft.) and area (allowed 32 sq.ft. / proposed 45 sq.ft.) (this is a new operator)	311 W. Locust St.
28	6th	33459 Special Use	Arkadijs Lindems, Lessee  Request to continue occupying the premises as a motor vehicle body shop and repair facility	3915 N. Palmer St.
29	7th	33432 Special Use	Megan Martin, Property Owner  Request to continue occupying the premises as a 24 hour day care center for 33 children per shift infant - 12 years of age, operating Monday - Sunday	3319 N. 24th St.
30	7th	33434 Special Use	Lanetta Greer, Property Owner  Request to continue occupying the premises as a group home for 5 occupants	3160 N. 40th St.

**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**4:00 p.m. - Consent Agenda (Continued)**

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.  
If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

31	8th	33461 Special Use	Unos Auto Repair, Property Owner	3401 W. Lincoln Av.
----	-----	----------------------	----------------------------------	---------------------

Request to continue occupying the premises as a motor vehicle repair facility

32	8th	33469 Use Variance	Kendron Weston, Lessee	1223 S. 23rd St.
----	-----	-----------------------	------------------------	------------------

Request to occupy a portion of the premises as a light motor vehicle wholesale facility (office space for wholesale dealer)

**4:00 p.m. Public Hearings**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

33	12th	33385 Special Use	Daniel Mora, Property Owner	1509 S. Muskego Av.
----	------	----------------------	-----------------------------	---------------------

Request to construct an addition that does not meet the minimum required primary or secondary street glazing and to continue occupying the premises as a motor vehicle sales facility

34	12th	33458 Use Variance	Juan Sanchez, Property Owner	1035 W. National Av.
----	------	-----------------------	------------------------------	----------------------

Request to continue occupying a portion of the premises as a currency exchange facility

35	12th	33471 Dimensional Variance	Dollar Tree, Lessee	1300 W. Historic Mitchell St.
----	------	-------------------------------	---------------------	-------------------------------

Request to allow window signs that exceed the maximum allowed area (allowed 25% / proposed 100%)

**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**4:00 p.m. Public Hearings (Continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.  
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

36	12th	33474 Special Use	Gravity Real Estate LLC, Prospective Buyer  Request to occupy the premises as an assembly hall	838 S. 2nd St.
37	12th	33475 Special Use	Gravity Real Estate LLC, Prospective Buyer  Request to occupy the premises as a permitted general office with an accessory use parking lot located between the street façade and street lot line	829 S. 1st St.
38	12th	33478 Special Use	Horner Sod Farms LLP, Property Owner  Request to construct three residential buildings and occupy a portion of each premises as an accessory use parking structure	1029 S. 1st St.
39	12th	33479 Special Use	American United Taxi, Property Owner  Request to occupy the premises as a ground transportation service	113 W. Virginia St.
40	14th	33358 Dimensional Variance	Hugo H. Del Portillo, Property Owner  Request to construct an addition of a third floor and an attached garage to the existing dwelling that exceeds the maximum allowed floor area and does not meet the minimum required rear setback, combined side setback, and garage door setback (existing detached garage to be razed)	1425 E. Manitoba St.



**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>5:00 p.m. Public Hearings</u></b>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
41	15th	33318 Special Use	Gloria Diggs, Property Owner  Request to occupy the premises as a community living arrangement for 12 occupants	2403 N. Sherman Bl.
42	15th	33470 Use Variance	Jo's Learning Academy, Property Owner  Request to occupy the premises as a day care center for 80 children per shift 4 - 5 years of age, operating Monday - Friday 7:00 a.m. - 5:30 p.m	4823 W. North Av.
43	15th	33453 Special Use	Quick Sale LLC, Property Owner  Request to add a motor vehicle sales facility to the Board approved repair facility	2405 W. Center St.
44	15th	33455 Use Variance	David Skwarek, Property Owner  Request to occupy the premises as a motor vehicle sales and repair facility	3918 W. Kisslich Pl.
45	1st	33116 Special Use	D'Quince Crowell, Lessee  Request to occupy the premises as a ground transportation service and a light and heavy motor vehicle storage facility	4912 W. Villard Av.
46	1st	33178 Special Use	Growing Minds Child Development Center, Lessee  Request to continue occupying the premises as a day care center for 82 children per shift infant - 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	2812 W. Fairmount Av.

**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**5:00 p.m. Public Hearings (Continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.  
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

47	1st	33201 Special Use	Auto Integration LLC, Lessee  Request to occupy the premises as a motor vehicle repair facility	6333 N. Teutonia Av.
48	1st	33340 Special Use	Emad Elkhailifa, Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	5003 N. Teutonia Av.
49	1st	33422 Special Use/ Dimensional Variance	Milwaukee Iron & Metal, LLC, Property Owner  Request to erect a fence that exceeds the maximum allowed height and to continue occupying the premises as an outdoor salvage operation (petitioner will be expanding the operation on to the adjacent parcel)	4485 N. Green Bay Av.

**6:00 p.m. Public Hearings**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.  
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

50	2nd	33065 Special Use	HeavensGate Int'l Churches, Lessee  Request to occupy a portion of the premises as a religious assembly hall	5401 N. 76th St.
51	3rd	33464 Dimensional Variance	Meinecke 700, LLC, Property Owner  Request to construct an addition to the existing multi-family dwelling that does not meet the minimum required lot area per dwelling unit	700 E. Meinecke Av.

**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**6:00 p.m. Public Hearings (Continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.  
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

52	4th	33286 Dimensional Variance	Wisconsin Electric Power Co. dba WE Energies, Property Owner  Request to erect a barbed wire fence that does not meet the required setback from the street lot line or the minimum required landscaping	2701 W. St Paul Av.
53	5th	33467 Special Use	Lucas Lorenzo, Lessee  Request to continue occupying the premises as a motor vehicle repair facility	3250 N. 77th St.
54	5th	33426 Dimensional Variance	Dennis Doxtator, Property Owner  Request to allow a rear yard fence that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.)	8101 W. Townsend St.
55	6th	33364 Special Use	Tiffeny Godbolt, Lessee  Request to occupy the premises as a transitional living facility for 4 occupants	3543 N. 9th St.
56	6th	33404 Special Use	Kff Ministries, Inc., Lessee  Request to occupy the premises as a day care center for 90 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	4200 N. Holton St.

**Board of Zoning Appeals, Hearing on Thursday, November 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**6:00 p.m. Public Hearings (Continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.  
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

57	6th	33447 Special Use/ Dimensional Variance	Riverworks Development Corp., Property Owner	3334 N. Holton St.
----	-----	--------------------------------------------------	----------------------------------------------	--------------------

Request to raze the existing structure and to construct a building that does not meet the minimum required height, glazing, primary street build-out, or side street setback, and to occupy a portion of the premises as an accessory use parking lot

58	9th	33395 Dimensional Variance	Riteway Bus, LLC, Property Owner	6242 N. 64th St.
----	-----	----------------------------------	----------------------------------	------------------

Request to occupy the premises as a permitted ground transportation service that does not meet the required interior parking lot landscaping

**PLEASE NOTE:**

Most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Milwaukee, WI 53202.